

John McRory MRTPI

Strategic Applications Team Manager – Development Management
Planning & Building Standards,
London Borough of Haringey
Alexandra House,
10 Station Road,
Wood Green,
London N22 7TR

3rd July 2026

Dear John,

Application: Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990

Planning permission ref: HGY/2024/2279

Site: 25–27 Clarendon Road, Wood Green, London N8 0DD

1. Introduction

This application is submitted by J Group on behalf of the applicant, J Group Ltd, and seeks a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (“the 1990 Act”) to planning permission HGY/2024/2279.

Permission HGY/2024/2279 was granted by the London Borough of Haringey (“the Council”) on 16th December 2025 for: “Demolition of existing buildings and delivery of a new co-living development and affordable workspace, alongside public realm improvements, soft and hard landscaping, cycle parking, servicing and delivery details and refuse and recycling provision.”

As the scheme has progressed into detailed design in readiness for its Building Safety Act Gateway 2 (“GW2”) submission, a series of predominantly internal refinements to the approved plans have been identified. These are driven by fire-strategy and Building Regulations compliance, Part M accessibility requirements, Secured by Design, and the operational requirements of the co-living operator and investor. This application seeks to substitute the approved drawings with an updated set reflecting those refinements, and to make consequential amendments to Conditions 16 and 25. For the reasons set out below, it is considered that the amendments are non-material, both individually and cumulatively.

2. Background and pre-application engagement

The approved scheme comprises a purpose-built co-living development (222 studios) together with affordable workspace (Use Class E(g)(i)), delivered with associated public realm, landscaping, cycle parking and servicing. The amendments now proposed do not alter that description of development, the land use, or the approved quantum of accommodation.

The Council has been engaged on the proposed amendments from an early stage. In particular:

- **Email of 30 January 2026** – J Group wrote to yourself and Valerie Okeiyi to flag that, as the scheme moved into detailed design ahead of the GW2 submission, a number of minor internal tweaks to the approved plans had been identified “for operational betterment and efficiency”, and that these were expected to be dealt with by way of a non-material amendment application.

- **Email of 12 February 2026** – it was confirmed that the design changes are almost exclusively internal, arising from fire regulations, Secured by Design and operational requirements, and a meeting was requested to run through the proposals.
- **Email of 23 February 2026** – a floor-by-floor schedule of the proposed changes was provided, together with marked-up (red-line) plans identifying the areas of change, in advance of the meeting.
- **Microsoft Teams meeting on 24 February 2026** – the proposals were discussed with the case team, including the approach to Condition 25 (accessible studios), which the Council indicated was acceptable in principle.

This application should therefore be read alongside that correspondence and the subsequent exchanges with the Council's planning and transport teams during February and March 2026.

3. The proposed amendments

The amendments are summarised below by building level and are shown on the updated drawings and the accompanying Approved / Proposed Comparison document, which identifies each change against the approved position. The full schedule of superseded and replacement drawings is set out at Section 6.

3.1 Basement (drawing 210B)

- The basement footprint has been modestly extended, below ground, to accommodate the required mechanical plant and the sprinkler tank/pump room, and to provide an alternative means of escape via the cycle store, in accordance with the evolving fire strategy.
- The change is wholly below ground and has no effect on the external appearance, height or massing of the development.

3.2 Ground floor (drawing 2100)

- The cycle store has been segregated and reconfigured, with standard Sheffield stands replaced by two-tier racks to align with the structural and fire strategies; provision for 5% accessible cycle parking is retained in accordance with the London Plan.
- A fire-fighting core has been introduced to the southern stair core, and minor corridor, lobby, stair and fire-escape amendments have been made to meet fire regulations and Part M; stairs have been marginally increased in width and length for Building Regulations compliance.
- The plant space to the south of the plan has been increased.
- The building perimeter has been adjusted to bring the floorplate below 900 sqm, and the workspace compartmentalised into units below 100 sqm, in line with the fire strategy. The affordable workspace use (Class E(g)(i)) is retained and remains the same size as before.
- The entrance foyer has been developed and the reception desk removed; the entrance has been double-lobbied in response to Secured by Design officer comments.
- The management office, laundry, parcel room and staff office have been relocated / amended, and an additional laundry added near the cycle store, reflecting co-living operator and investor requirements. Meeting rooms, WCs and back-of-house areas have been inserted into the workspace per the workspace operator's comments.
- The bin store has been updated to accord with local plan guidance.

3.3 First floor (drawing 2101)

- The shared kitchen and dining spaces have been reconfigured, and the garden room relocated and converted to a shared kitchen/dining space, in response to operator and investor feedback.
- The cinema room has been subdivided into a cinema room and a music room.
- Terrace landscaping has been updated, an additional door added from the new garden room onto the terrace, and the canopy outline updated.

- Natural smoke ventilation shafts have been replaced with mechanical shafts.

3.4 Typical upper floors, Level 02 and above (drawings 2105, 2108)

- Cleaner stores have been inserted in response to operator feedback.
- Studio ensembles have been enlarged to ensure compliance with Part M4(1).
- One premium studio adjacent to the southern stair core has been swapped with a large standard studio at the front of the building. The total number of co-living studios is unchanged.

3.5 Roof (drawing 2109)

- Lift overruns have been updated to coordinate with the lower levels; riser extensions and mechanical smoke shafts have been added; roof access hatches and AOVs relocated; and the parapet extensions between blocks reduced.

3.6 Elevations and sections (drawings 2004, 2005, 2201, 2250, 2251, 2252, 2300)

- Minor adjustments to window positions and sizing, including above the evening terrace, to coordinate with studio services and the re-entrant corner condition for fire-safety compliance.
- Vent terminals added to walls for mechanical ventilation to studios.
- Dry-riser inlet boxes added; make-up air AOVs added to the southern stair core; generator room double door and additional / adjusted louvres; fire-escape door to the southern core relocated; substation door threshold raised in line with DNO requirements; and the entrance canopy dropped marginally for construction interface with the window above.
- The recess to the upper rainscreen cladding has been removed, as the corrugated cladding provides relief and texture to the wall, and glazing to the cycle stores has been made opaque.

The elevational changes are minor and predominantly servicing-related. There is no increase in the height, footprint (above ground) or massing of the approved building; the only external massing changes – the reduced parapet extensions and the marginally lowered canopy – are de minimis reductions.

4. Amendments to conditions

Section 96A permits non-material changes to a planning permission, which may include the amendment of conditions where the overall effect remains non-material. Two consequential condition amendments are sought.

4.1 Condition 16 – Cycle parking

Condition 16 of HGY/2024/2279 requires the provision of 167 long-stay cycle parking spaces for residents, together with 3 long-stay and 1 short-stay space for the commercial unit. That figure equates to a standard of approximately 0.75 spaces per room, consistent with the benchmark previously applicable to large-scale purpose-built shared living.

As part of the detailed design, the cycle store has been redesigned using two-tier racks to align with the structural and fire strategies, whilst retaining provision for 5% accessible cycles in accordance with the London Plan. It is proposed to amend the resident long-stay provision from 167 to 133 spaces, reflecting a standard of 0.6 spaces per room.

The proposed standard accords directly with current Mayoral guidance. The Greater London Authority's *Support for Housebuilding* London Plan Guidance (March 2026) sets, for the period to 31 March 2028, revised minimum long-stay cycle parking standards which replace both Table 10.2 of the London Plan and the benchmark in the Large-Scale Purpose-Built Shared Living LPG (February 2024). Under Table 1 of that guidance, the minimum long-stay standard for a large-scale purpose-built shared living room is banded by borough. The London Borough of Haringey falls within Band 2, for which the applicable minimum is 0.6 spaces per room. Applied to the 222 studios hereby approved, this equates to 133 spaces.

The adequacy of that provision is further supported by operational evidence from three comparable co-living schemes in London managed by DTZ Investors, one of the largest managers of co-living accommodation in the country. Across those schemes, recorded cycle parking usage is materially below the provision made:

Scheme	Units	Spaces provided	Spaces used	Uptake
Folk Palm House	222	222	15	7%
Folk Sunday Mills	315	315	30	9.5%
Folk Florence Dock	270	270	15	5.6%

Operational uptake ranges between approximately 5.6% and 9.5%. The proposed provision of 133 spaces (0.6 per room) therefore remains substantially in excess of demonstrated demand, whilst supporting the deliverability of the scheme as it is developed through the Building Safety Act Gateway 2 process and associated fire strategy. The amendment is policy-compliant, evidence-led, and non-material.

4.2 Condition 25 – Accessible studio provision

Condition 25 requires a minimum of 10% of the co-living studios to be built to Part M4(3). This requirement was not discussed at committee and is inconsistent with the approved Design and Access Statement, which identifies the accessible studios as 27 sqm units meeting the M4(1) standard. Further, the London Plan Large-scale Purpose-Built Shared Living guidance does not require M4(3) for co-living accommodation. It is therefore proposed that Condition 25 be amended to confirm that the 27 sqm accessible studios satisfy the condition, by removing reference to M4(3). This approach was pre-advised as acceptable by the Council at the meeting of 24 February 2026, with the precise wording to be agreed.

5. The amendments are non-material

Section 96A does not define “non-material”; whether a change is non-material is a matter of planning judgement for the Council, to be assessed in the context of the specific permission and having regard to the effect of the change together with any previous changes. It is respectfully submitted that the amendments sought here fall comfortably within that description for the following reasons:

- **No change to the description of development or land use** – the scheme remains the approved co-living development with affordable workspace (Class E(g)(i)).
- **No change to the approved quantum of accommodation** – the number of co-living studios is unchanged; the studio swap on the upper floors is a like-for-like relocation. The amount of affordable workspace is unchanged.
- **No increase in height, scale or massing** – the above-ground footprint is unchanged and the only external massing changes are minor reductions.
- **Predominantly internal and compliance-driven** – the great majority of the changes are internal layout refinements required by the fire strategy, Building Regulations, Part M and Secured by Design, or requested by the operator and investor.
- **No new or worsened external effects** – the elevational changes are minor and servicing-related, and give rise to no new impacts on neighbouring amenity, daylight/sunlight, townscape or heritage; and the basement change is entirely below ground.
- **Consistency with earlier engagement** – the amendments reflect the “very minor internal tweaks” discussed with the Council from January 2026 onwards and remain within the scope then indicated.

Taken together, and notwithstanding the number of individual items, the amendments do not alter the fundamental character or planning balance of the approved development. They are accordingly properly dealt with as a non-material amendment under Section 96A.

6. Supporting documents and drawing register

This application is accompanied by the following:

- This covering statement;
- The Approved / Proposed Comparison document prepared by PRP, illustrating each change against the approved position;
- The updated (proposed) drawings listed in the register below, together with the corresponding approved drawings they supersede;
- Cycle-usage evidence and two-tier rack specification in support of the amendment to Condition 16;
- The completed application form and fee, submitted via the Planning Portal.

Drawing register

The following drawings referenced in the decision notice for HGY/2024/2279 are to be substituted as shown. Approved drawings listed as “Superseded / replaced” are to be read as struck through and replaced by the proposed revision of the same number.

Drawing number (description)	Approved rev.	Proposed rev.	Status
CWG-PRP-ZZ-ZZ-DR-A-2000	-	-	Unchanged
CWG-PRP-ZZ-ZZ-DR-A-2001	-	-	Unchanged
CWG-PRP-ZZ-ZZ-DR-A-2002	-	-	Unchanged
CWG-PRP-ZZ-ZZ-DR-A-2003	-	-	Unchanged
CWG-PRP-ZZ-ZZ-DR-A-2004	-	B	Superseded / replaced
CWG-PRP-ZZ-ZZ-DR-A-2005	-	B	Superseded / replaced
CWG-PRP-ZZ-00-DR-A-210B (Basement)	-	C	Superseded / replaced
CWG-PRP-ZZ-00-DR-A-2100 (Ground Floor)	B	C	Superseded / replaced
CWG-PRP-ZZ-01-DR-A-2101 (First Floor)	-	B	Superseded / replaced
CWG-PRP-ZZ-05-DR-A-2105 (Typical Floor Plan, Levels 02–07)	-	B	Superseded / replaced
CWG-PRP-ZZ-08-DR-A-2108 (Level 08)	-	B	Superseded / replaced
CWG-PRP-ZZ-09-DR-A-2109 (Roof Plan)	-	B	Superseded / replaced
CWG-PRP-ZZ-ZZ-DR-A-2150 (Sections)	-	B	Superseded / replaced
CWG-PRP-ZZ-ZZ-DR-A-2200	-	-	Unchanged
CWG-PRP-ZZ-ZZ-DR-A-2201 (Elevations)	C	D	Superseded / replaced
CWG-PRP-ZZ-ZZ-DR-A-2250 (Elevations- Bay Study)	-	B	Superseded / replaced
CWG-PRP-ZZ-ZZ-DR-A-2251 (Elevations – Bay Study Middle)	-	B	Superseded / replaced
CWG-PRP-ZZ-ZZ-DR-A-2252 (Elevations – Bay Study Top)	-	B	Superseded / replaced
CWG-PRP-ZZ-ZZ-DR-A-2300 (Section)	-	B	Superseded / replaced

7. Conclusion

For the reasons set out above, the amendments sought are minor and predominantly internal, arise from detailed design and compliance requirements, and do not alter the description, use, quantum, scale or external appearance of the approved development. They are non-material both individually and cumulatively. We should be grateful if the Council would determine this application under Section 96A of the 1990 Act and confirm that the amendments are non-material and the substituted drawings approved.

We remain happy to discuss any aspect of this application with you and the case team. I look forward to hearing from you.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'M Calder'.

Michael Calder BSc(Hons) Dip TP MRTPI
Head of Land and Planning
J-Group
07584669386 | mike@j-group.co.uk

Cc John Gulston, CEO, J Group